RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED FILED FOR THE JULY 1, 2012 to DECEMBER 31, 2012 PERIOD

Name of Successor Agency

SUCCESSOR AGENCY TO THE COSTA MESA REDEVELOPMENT AGENCY

		Current		
	Tc	otal Outstanding		Total Due
	De	ebt or Obligation	Dui	ring Fiscal Year
Outstanding Debt or Obligation	\$	23,629,513.52	\$	3,289,073.52
	Total Du	e for Six Month Period		
Outstanding Debt or Obligation	\$	3,039,130.29		
Available Revenues other than anticipated funding from RPTTF Enforceable Obligations paid with RPTTF	\$	- 2,914,130.29		
Administrative Cost paid with RPTTF	\$	125,000.00		
Pass-through Payments paid with RPTTF	\$	-		
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not				
include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$	145,706.51		

Certification of Oversight Board Chairman:		
Pursuant to Section 34177(I) of the Health and Safety code,	Colleen O'Donoghue	Asst. Finance Director
I hereby certify that the above is a true and accurate Recognized	Name	Title
Enforceable Payment Schedule for the above named agency.		
	Signature	Date

Project Area(s)

DOWNTOWN PROJECT AREA

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34177 (*)

			FOR THE PER	RIOD JULY 1, 201	2 TO DECEMBER 31	, 2012									
Contract/Agreement					Total Outstanding	Total Due During Fiscal Year	g *** Funding	Payable from the Redevelopment Property Tax Trust Fund (RPTTF) Payments by month							
Project Name / Debt Obligation	Execution Date	Payee	Description	Project Area	Debt or Obligation	2012-2013**	Source	Jul 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total	
1) TAB Refunding 2003	September 25, 2003	Bank of New York	Bonds issued for non-housing projects	Downtown	4,127,638.00	690,275.00	RPTTF	-	-	623,087.50	-	-	-	\$ 623,087.50	
Contract for consulting services	September 25, 2003	Bank of New York	Fiscal Agent Services- Annual	Downtown	3,000.00	1,082.00	RPTTF	-	-	-	1,082.00	-	-	\$ 1,082.00	
Contract for consulting services	September 25, 2003	Bank of New York	Arbitrage Calculation- every 5 yrs	Downtown	5,000.00	0.00	RPTTF	-	-	-	-	-	-	\$ -	
Contract for consulting services	March 1, 2011	Harrell & Company Advisor LLC	Prep Continuing Disclosure Report- Annual	Downtown	2,000.00	2,000.00	RPTTF	-	-	-	-	-	-	\$ -	
County Property Tax Admin Fee	Revolving	County of Orange	Charge for Administering property tax system	Downtown	40,000.00	40,000.00	RPTTF	-	-	-	-	-	20,000.00	\$ 20,000.00	
Promissory Note Payable	September 30, 1971	City of Costa Mesa	Original Loan to establish RDA	Downtown	18,195,864.00	1,299,705.00	RPTTF	1,299,705.00	-	-	-	-	-	\$ 1,299,705.00	
4) Successor Agency Formation Consulting	September 11, 1991	Stradling Yocca Carlson& Rauth	Successor Agency Formation Consulting	Downtown	24,000.00	24,000.00	RPTTF	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 24,000.00	
	May 18, 1992	Keyser Marston	Successor Agency Formation Consulting	Downtown	18,000.00	18,000.00	RPTTF	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 18,000.00	
5) Neighborhood Stabilization Program	June 2, 2009	Mercy Housing	Affordable housing project compliance w/ covenants	Downtown											
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.66	41.66	\$ 250.0	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.66	41.66	\$ 250.0	
1901 Newport Housing Project	June 14, 2004	Fairfield Residential	Assistance for low-mod housing project	Downtown	892,500.00	892,500.00	RPTTF	-	-	-	-	-	892,500.00	\$ 892,500.00	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	2,660.00	2,660.00	RPTTF	221.67	221.67	221.67	221.67	221.66	221.66	\$ 1,330.00	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	3,335.00	3,335.00	RPTTF	277.92	277.92	277.92	277.92	277.91	277.91	\$ 1,667.50	
7) First Time Home Buyer Program (FTHB)	Various (5/2/99-2/5/09)		Deferred loans to FTHB for purchase of a home	Downtown										\$ -	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	3,904.33	3,904.33	RPTTF	325.36	325.36	325.36	325.36	325.36	325.37	\$ 1,952.17	
Single Family Rehabilitation Program	Various(12/24/08-7/9/09)		Deferred loans to homeowner for improvements	Downtown										\$ -	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	710.00	710.00	RPTTF	59.17	59.17	59.17	59.17	59.16	59.16	\$ 355.00	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	6,910.00	6,910.00	RPTTF	575.83	575.83	575.83	575.83	575.84	575.84	\$ 3,455.00	
9) Civic Center Barrio	December 14, 1995		8 Units Multi-family Rental Project	Downtown										\$ -	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	13,515.00	13,515.00	RPTTF	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	1,126.25	\$ 6,757.50	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	11,887.19	11,887.19	RPTTF	990.60	990.60	990.60	990.60	990.60	990.60	\$ 5,943.6	
10) St. John's Manor	June 21, 2006		36 Unit Senior Rental Project	Downtown										\$ -	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	8,993.00	8,993.00	RPTTF	749.42	749.42	749.42	749.42	749.41	749.41	\$ 4,496.50	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.66	41.66	\$ 250.0	
11) Costa Mesa Village 'SRO"	November 16, 1992		96 Unit Senior Rental Project	Downtown										\$ -	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	4,760.00	4,760.00	RPTTF	396.67	396.67	396.67	396.67	396.67	396.67	\$ 2,380.0	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,537.00	5,537.00	RPTTF	461.42	461.42	461.42	461.42	461.41	461.41	\$ 2,768.5	
12) Costa Mesa Family Village (Shapell)	December 6, 1983		Ground Lease of 72 Unit Multi-family Rental Project	Downtown										\$ -	
Project Costs- Consulting	May 18, 1992	Keyser Marston	Financial Consulting re: compliance with covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.66	41.66	\$ 250.0	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	500.00	500.00	RPTTF	41.67	41.67	41.67	41.67	41.66	41.66	\$ 250.0	
13) Rental Rehabilitation Program	Various (6/8/94-8/9/99)		Deferred loans to owner of multi-family properties	Downtown										\$ -	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	1,500.00	1,500.00	RPTTF	125.00	125.00	125.00	125.00	125.00	125.00	\$ 750.00	
14) Habitat for Humanity (5 units)	May 21, 2001		Underwrote land to Developer	Downtown			_						_	\$ -	
Project Costs- Legal	September 11, 1991	Stradling Yocca Carlson& Rauth	Contract Attorney services re:enforcement of covenants	Downtown	5,300.00	5,300.00	RPTTF	441.67	441.67	441.67	441.67	441.66	441.66	\$ 2,650.00	
														\$ -	
														\$ -	
Totals - This Page (RPTTF Funding)					\$ 23,379,513.52	\$ 3,039,073.52	N/A	\$1,312,664.33	\$ 12,959.33	\$ 636,046.83	\$ 14,041.33	\$ 12,959.23	\$ 925,459.24	\$ 2,914,130.29	
Totals - Page 2 (Other Funding)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals - Page 3 (Administrative Cost Allo	wance)				\$ 250,000.00	\$ 250,000.00	N/A	\$ 19,375.00	\$ 21,375.00	\$ 18,875.00	\$ 23,125.00	\$ 18,625.00	\$ 23,625.00	\$ 125,000.00	
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Grand total - All Pages					\$ 23.629.513.52	\$ 3.289.073.52		\$1,332,039,33	\$ 34.334.33	\$ 654 921 83	\$ 37.166.33	\$ 31 584 23	\$ 949.084.24	\$ 3.039.130.29	

^{*} The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

RPTTF - Redevelopment Property Tax Trust Fund LMIHF - Low and Moderate Income Housing Fund

^{**} All totals due during fiscal year and payment amounts are projected.

^{***} Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

* Project Developer is responsible for the obligation (not paid from property taxes)

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34177 (*)

	Contract/Agreement			Total Outstanding	Total Due During	Funding Source	Payable from Other Revenue Sources Payments by month							
Project Name / Debt Obligation	t Obligation Execution Date Payee Description Project Area Debt or Oblig	Debt or Obligation	2012-2013**	***	Jul 2012	Aug 2012	Sept 2012	Oct 2012	Nov 2012	Dec 2012	Total			
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Γotals - LMIHF														
Totals - Bond Proceeds														
Totals - Other									<u></u>					
Grand total - This Page				\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	¢	

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RPTTF - Redevelopment Property Tax Trust Fund

Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund

Admin - Successor Agency Administrative Allowance

^{**} All total due during fiscal year and payment amounts are projected.

^{***} Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

\$ 19,375.00 \$ 21,375.00 \$ 18,875.00 \$ 23,125.00 \$ 18,625.00 \$

23,625.00

DOWNTOWN PROJECT AREA Project Area(s)

AMENDED RECOGNIZED OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34177 (*) FOR THE PERIOD JULY 1, 2012 TO DECEMBER 31, 2012

Payable from the Administrative Allowance Allocation **** Total Due During Payments by month Total Outstanding Fiscal Year Funding Jul 2012 Aug 2012 Sept 2012 Oct 2012 Nov 2012 Dec 2012 Total Project Name / Debt Obligation Payee Description Proiect Area Debt or Obligation 2012-2013** Source * 1) Successor Agnecy Personnel Expenditures City of Costa Mesa SA Payroll Costs - Development Service Dept Downtown 59,159.40 59,159.40 RPTTF 4,929.95 4,929.95 4,929.95 4,929.95 4,929.95 4,929.95 29,579.70 **Executive Secretary** City of Costa Mesa SA Payroll Costs - Development Service Dept Downtown 12.000.00 12.000.00 RPTTF 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 \$ 6.000.00 Neigh, Improvement Manager City of Costa Mesa SA Pavroll Costs - Development Service Dept Downtown City of Costa Mesa Downtown 46,247.20 46,247.20 RPTTF 3,853.93 3,853.93 3,853.93 3,853.93 3,853.94 3,853.94 \$ 23,123.60 Management Analyst SA Payroll Costs - Development Service Dept Downtown 74,461.20 74,461.20 RPTTF 6,205.10 6,205.10 6,205.10 6,205.10 6,205.10 6,205.10 \$ 37,230.60 Management Analyst City of Costa Mesa SA Payroll Costs - Development Service Dept 2) Other Administrative Expenditures City of Costa Mesa Other Admin Costs Not Related To Projects Downtown Accounting Services Provided by Finance & IT Dept. Downtown 10.000.00 10.000.00 RPTTF 833.33 833.33 833.33 833.33 833.34 833.34 \$ 5.000.00 Accounting Services City of Costa Mesa 20,000.00 20,000.00 RPTTF 1,416.67 916.67 916.67 666.67 666.66 1,666.66 6,250.00 Legal Services City of Costa Mesa Legal Services Provided by Development Svcs Dept. Downtown 11.000.00 11.000.00 RPTTF 2.500.00 4.500.00 4.000.00 \$ 11.000.00 Annual Independent Audit City of Costa Mesa Annual financial audit by Mayer, Hoffman, McCann Downtown 14,500.00 14,500.00 **RPTTF** 916.67 916.67 916.67 916.67 916.66 916.66 5,500.00 Consulting Serivces City of Costa Mesa Consulting Serivces Provided by Development Svcs Dept Downtown Downtown 1,632.20 1,632.20 RPTTF 136.02 136.02 136.02 136.02 136.01 136.01 \$ 816.10 Central Serivces City of Costa Mesa Central Serivces Provided by Admin Services Dept 1,000.00 1.000.00 RPTTF 83.33 83.33 83.33 83.33 83.34 83.34 \$ 500.00 City of Costa Mesa Downtown Postage Charges Postage Charges Paid by City \$ \$ \$ \$ \$ \$ \$ \$

Totals - This Page

RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

250,000.00

^{250,000.00 \$} * The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

^{**} All total due during fiscal year and payment amounts are projected.

^{***} Funding sources from the successor agency: (For fiscal 2012-13 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

^{**** -} Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Name of Redevelopment Agenc	у <u>:</u>		
Project Area(s)	RDA Project Area All		

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34177 (*)

T					Pass Through and Other Payments ****									
				Total Outstanding	Total Due During Fiscal Year	Source of	Payments by month							
Project Name / Debt Obligation	Payee	Description	Project Area	Debt or Obligation	2012-2013**	Fund***	Jul 2012	Aug 2012	Sep 2012	Oct 2012	Nov 2012	Dec 2012	Total	d
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Totals - Other Obligations	<u> </u>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	¢	

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** All total due during fiscal year and payment amounts are projected.

RPTTF - Redevelopment Property Tax Trust Fund
LMIHF - Low and Moderate Income Housing Fund
Bonds - Bond proceeds
Other - reserves, rents, interest earnings, etc
Admin - Successor Agency Administrative Allowance

^{***} Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc

^{**** -} Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.